

Community Development

Housing Development Goals

- ✓ To develop, maintain, and preserve affordable housing and promote equal housing opportunity through the acquisition, renovation, and/or construction of affordable housing units.
- ✓ To develop affordable housing programs for persons with disabilities, homeless, and elderly which provide or have access to supportive services to facilitate independent living.
- ✓ To locate affordable housing as close as possible to employment opportunities, public transportation and community services.
- ✓ To promote economically balanced communities by developing affordable housing in all parts of the County.
- ✓ To maintain the quality of existing units in the Fairfax County Rental Program as they age in order to promote the stability of the neighborhoods in which they are located.
- ✓ To maximize the use of federal, state, non-profit and private sector housing development programs and funding.

Revitalization Goals

- ✓ To preserve and improve older commercial areas of the County and their respective residential communities.
- ✓ To create public/private partnerships that contribute to the economic vitality and viability of selected older commercial areas.
- ✓ To provide healthier and more competitive commercial establishments, more attractive and stabilized commercial centers, better services and improved shopping opportunities for the respective communities.
- ✓ To prevent the deterioration of older, stable neighborhoods.

Neighborhood Improvement Goals

- ✓ To provide a system of drainage facilities that prevents or minimizes property damage, traffic disruption and stream degradation in an efficient, cost-effective and environmentally sound manner.
- ✓ To provide lighting of residential areas, County facilities and major thoroughfares.
- ✓ To stabilize property values throughout the County and to prevent the deterioration of older, stable neighborhoods.

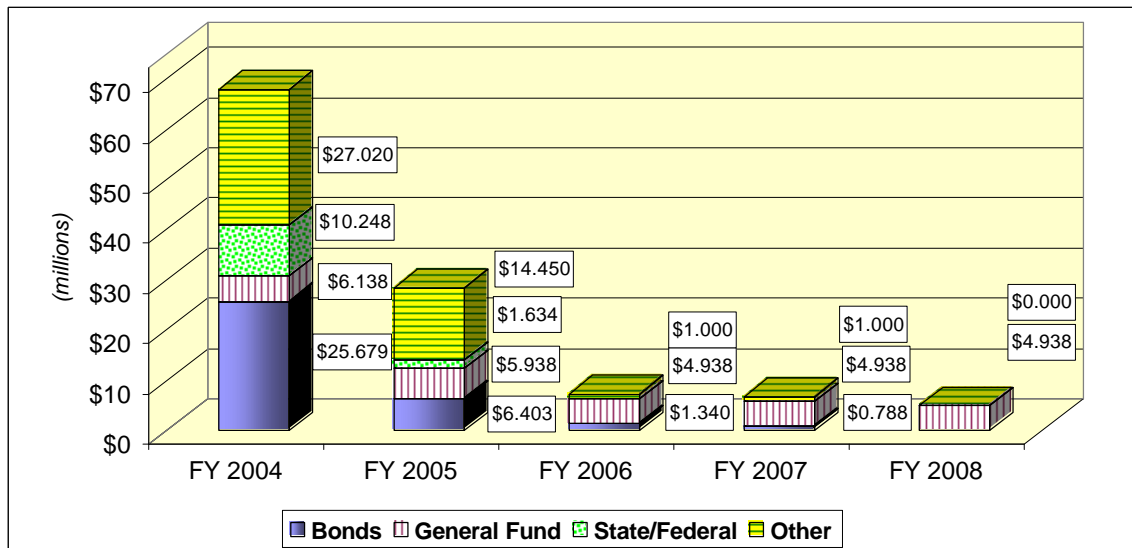
Community Development Goals

- ✓ To improve and preserve low and moderate income neighborhoods in the County through the provision of public improvements, facilities, and home improvement loans.
- ✓ To construct a Countywide network of decentralized community multipurpose centers providing an array of educational, recreational, and cultural opportunities and services to residents of Fairfax County.

Five-Year Program Summary (in millions)

Program Area	Authorized/ Expended Thru FY 2003	FY 2004	FY 2005	FY 2006	FY 2007	FY 2008	Total FY 2004 - FY 2008	Total FY 2009 - FY 2013	Total Program Costs
Housing Development	\$2,131	\$26,694	\$15,450	\$1,000	\$1,000	\$0	\$44,144	\$0	\$46,275
Revitalization	13,081	17,024	2,440	1,320	770	0	21,554	0	34,635
Neighborhood Improvement	9,110	3,923	3,944	1,635	1,633	1,615	12,750	3,725	25,585
Community Development	34,701	20,324	6,591	3,323	3,323	3,323	36,884	22,442	94,027
Total	\$59,023	\$67,965	\$28,425	\$7,278	\$6,726	\$4,938	\$115,332	\$26,167	\$200,522

Source of Funding



Housing Development

PROGRAM DESCRIPTION

The primary mission of the Department of Housing and Community Development (HCD) is to act as the development and administrative agency for the Fairfax County Redevelopment and Housing Authority (FCRHA) and the Board of Supervisors in meeting the housing and community development needs of the County's low and moderate income residents. HCD functions as staff to the eleven-member FCRHA board.

LINK TO THE COMPREHENSIVE PLAN

Fairfax County's Comprehensive Plan has established a number of objectives and policies in order to:

- ✓ Address the need to increase the supply of affordable housing available to special populations, including persons with physical and mental disabilities, the homeless, and the low-income elderly.
- ✓ Retain existing below market rental housing through acquisition, rehabilitation assistance and other subsidies.
- ✓ Increase the amount of land planned for multi-family residential use and encourage developers to include affordable units in proposed development plans.
- ✓ Ensure neighborhood stability and encourage rehabilitation and other initiatives as it relates to critical housing issues.

Source: 2000 Edition of the Fairfax County Comprehensive Plan, as amended

CURRENT PROGRAM INITIATIVES

Fairfax County is one of the highest cost areas for housing in the nation. Housing affordability is a major issue, particularly for low and moderate income households. Due to dramatic increases in rents and home prices in Fairfax County, a significant number of people in various circumstances cannot afford to rent or purchase a home. This gap in housing affordability can affect the ability of employers, including the County, to attract employees crucial to the health and safety of the community as well as to the area's growth and economic prosperity.

According to the 2000 Census, there were more than 55,000 households in Fairfax County earning less than \$35,000 per year, or about 43 percent of the County's median income of \$82,036. Over half (37,000) of these households were earning less than \$25,000 per year. Approximately 10,000 families had incomes below the poverty level, and 72,000 households paid over 30 percent of their income on monthly housing costs (mortgage or rent payments). According to the 2000 Fairfax-Falls Church Community Assessment, 57 percent of households at or below the poverty level ran out of money for rent or mortgage, utilities, food or medicine, and were unable to make necessary payments.

The County's Consolidated Plan identifies affordable housing priorities and lists goals and objectives for producing and preserving affordable units, preventing homelessness, and addressing special housing

needs. The production goal stated in the County's Comprehensive Plan is reiterated as an objective for affordable housing production.

The FCRHA, which adopted its own Strategic Plan in 2000, owns 3,102 residential units for low and moderate income families and individuals, and 176 beds for individuals in supportive housing programs. The FCRHA also owns a twelve-acre site with 115 foundations for mobile homes. In addition, housing assistance payments are made available to over 3,241 households under the Federal Section 8 Housing Choice Voucher program for privately owned existing housing and the Housing Opportunities for Persons with AIDS (HOPWA) program. This number includes a total of 35 households assisted through the HOPWA program.

The lack of units affordable to low and moderate income households is greatly exacerbated by the decreasing number of developments still obligated by federal financing programs to provide housing for low to moderate income residents. The Federal 221(d)(3) and 236 programs provided mortgage insurance, below market interest rate mortgages and rental supplements to private owners. These mortgages can now be prepaid, thus fulfilling a 20-year commitment as an affordable housing resource. If prepaid, the rent and use restrictions that accompany the below market financing are eliminated, and the potential exists for loss of low and moderately priced rental stock and displacement of the tenants. Between 1998 and 2001, more than 700 subsidized units were lost to the affordable housing market due to prepayments by owners.

During 2002, project-based assistance Section 8 subsidies ended for 51 units. Over the last four years, the project-based Section 8 subsidies ended for 184 units on four projects. As of October 2002, there were 4,514 remaining federally assisted private, nonprofit, and cooperative housing units available for low and moderate income developments in thirty-four developments. Of these, 3,984 were rental units and 530 were cooperative units. Assistance for these units was provided through the federal 221(d)(3), 235, 236, 202 or Section 8 New Construction programs, or through the Virginia Housing Development Authority. HCD is working with interested housing groups to preserve these units or subsidies to prevent further loss of affordable housing.

One strategy used by the FCRHA has been to acquire some of the at-risk properties. Prior to 1990, the FCRHA acquired Hopkins Glen (91 units) in Falls Church. Since 1990, the FCRHA acquired and substantially rehabilitated two Section 236 developments, Stonegate (230 units) in Reston and Murraygate (196 units) in the Hybla Valley area of the County. The FCRHA is also committed to working as partners with the private sector to retain affordable housing. In 1995, the FCRHA, in partnership with Reston Interfaith Housing, acquired and renovated Cedar Ridge Apartments (195 units) to extend its low income affordability under the federal Section 221(d)(3) program. In 2002, the FCRHA provided a loan to a partnership composed of Catholics for Housing and Enterprise NT to preserve 30 affordable townhouse units at Briarcliff near Tysons Corner when the current owner opted out of the Section 8 contract. The stock of non-subsidized rental housing with modest rents category is also continuing to decline. These units offer average rents that are affordable to households with income up to 50-70 percent of the area median income. To offset these continuing losses, the FCRHA has developed a Preservation Loan Fund which will assist non-profits in preserving the County's decreasing supply of subsidized and unsubsidized affordable housing.

The FCRHA has provided tax-exempt bond financing for some of these federally assisted developments, as well as for 3,464 multifamily rental units in occupied developments with no federal or state subsidies. In the non-subsidized projects, between 20 to 40 percent of the units are reserved for lower income families. This represents a total of 743 units located in seven projects. In 2002, 55 set-aside units in one project in Reston were lost due to owner prepayment on bonds, thereby eliminating the set-aside requirements.

Since 1994, federal Low Income Housing Tax Credits, often in conjunction with tax-exempt bonds or other financing through VHDA, have been utilized by limited partnerships of private and/or non-profit developers to finance construction of new multifamily developments as well as the acquisition and rehabilitation of older existing projects. A total of 4,291 income restricted units have been financed in Fairfax County through these programs.

HCD, in conjunction with the FCRHA, develops programs for construction or preservation of low and moderate income housing to meet identified housing needs. This includes both rental housing and a limited component of for-sale housing as well as housing for senior citizens, persons with disabilities, and other special populations. County financial support for the affordable housing acquisition and construction functions of HCD has played a vital role in carrying out the goals of the County's Comprehensive Plan, the approved Consolidated Plan, and the FCRHA's adopted Strategic Mission Statement.

County funds to support affordable housing have been used to acquire land, units or provide equity capital for housing projects. County appropriations have provided critical funding for expenses such as land acquisition, architectural and engineering fees, utility fees and associated development fees, and other costs of constructing low and moderate income housing, as well as for the purchase and, if needed, rehabilitation of housing under the Fairfax County Rental Programs, or for a supplement to federal funds such as the public housing program. Other sources of County support for FCRHA-assisted housing development and preservation programs are the Housing Trust Fund, County investments in FCRHA securities, the Home Investment Partnerships Program (HOME), and the Community Development Block Grant (CDBG). The County's Housing Trust Fund, which consists of cash proffers for affordable housing received in conjunction with rezonings, County appropriations and CDBG funds, has assisted both FCRHA and private nonprofit developers with loans or grants to produce affordable housing.

In 1990, the County adopted an Affordable Dwelling Unit (ADU) ordinance which requires developers of certain housing developments to set aside up to 12.5 percent of the units as affordable housing (6.25 percent for multifamily rentals) in return for additional density. The FCRHA has the right to acquire one-third of the ADU's for sale and to lease up to one-third of the rental units. The balance will be sold or rented to moderate income households. County funds may be needed to assist the RHA in purchasing units when it is deemed appropriate.

Additionally, bond funding or County appropriations will be required for many developments as well as other projects which are still in the preplanning stage and will not be shown for proposed funding until a later date. This funding is also necessary to the County's "maintenance of effort" in providing low and moderate income housing and thereby ensuring continued eligibility for federal Community Development Block Grant funds.

In FY 2002, construction of Phase II of Herndon Harbor House was completed which includes 60 units of housing for the elderly and an adult day health care center. Completion of the Gum Springs Glen senior project which will provide 60 units of low income housing for seniors and a new Head Start facility for preschool children is anticipated in FY 2003.

CURRENT PROJECT DESCRIPTIONS

1. **Affordable Dwelling Units Acquisition (Countywide).** \$3,000,000 estimated for the acquisition of an estimated 28 units made available under either the Affordable Dwelling Unit (ADU) Ordinance or a proffer under which an offer is made to the FCRHA. These units are proposed as purchase options to support first time homeownership programs and to provide the FCRHA with the ability to preserve units which are subject to loss from the affordable housing stock. Sources of grants and low interest funding will be identified for the financing of these units.
2. **Affordable Housing Partnership Program.** This is a continuing program under which gap financing and technical assistance are made available to Partnership Participants to preserve existing affordable housing, support the development of additional affordable housing and develop capacity in the non-profit community. Additional funding of approximately \$1,000,000 will be needed to replenish the project to its original \$2,000,000 target for funding.
3. **Little River Glen II.** \$7,544,000 for the next phase of development to include 60 assisted living units, an adult day care center and a commercial kitchen that will be used by the operator of the assisted living facility to provide food service to both the assisted living and adult day care center. The assisted living facility will be constructed and owned by a subsidiary limited partnership formed by the Inova and Sunrise Foundations. It will be built on the Little River Glen campus on a portion of the land transferred for this purpose by the FCRHA to its subsidiary limited liability company,

Little River Glen LLC. The adult day care and commercial kitchen will be constructed for the FCRHA by the Inova/Sunrise limited partnership on a fixed price, turnkey basis. The adult day care facility will be owned by the FCRHA and leased to Fairfax County. The County Health Department will operate the adult day care facility. The total development cost of the adult day care center is estimated at \$2,500,000 and the FCRHA will issue tax-exempt bonds to finance its development. The total development cost of the assisted living facility is estimated at \$5,044,500. A tax credit allocation has been received which will produce more than \$3.0 million in investor equity to the project. The Inova/Sunrise limited partnership has proposed to loan the project \$790,500. A loan of \$50,000 in predevelopment funds and \$75,000 in legal expenses are not included in the above referenced total estimated project cost. A sum of \$558,745 in Housing Trust Funds was allocated in FY 2002 to offset the cost of infrastructure that will ultimately benefit the third phase of Little River Glen. This amount is also not included in the above referenced total estimated project costs.

4. **Little River Glen III.** \$18,000,000 for Little River Glen III which consists of 150 additional independent living housing for the elderly units. Little River Glen III is in the preliminary planning stages. Acquisition cost for the Little River Glen II and III land was funded with \$1,900,000 in CDBG Section 108 loan funds. Other sources of grants and low interest funding will be identified for the balance of the \$16,100,000.
5. **Magnet Housing.** "Magnet Housing," somewhat like the idea of a magnet school, is designed to attract residents who want to participate in a focused living and learning environment. Residents find affordable, attractive housing inter-mixed with a variety of educational opportunities and located near a sponsoring employer. The estimated total development cost for the site currently being considered is \$3.7 million. A total of \$1,031,000 in Housing Trust Funds and \$1,000,000 in HOME funds have been allocated for project development. Other sources of grants and loans will be sought for the balance of \$1.7 million.
6. **Lewinsville Expansion.** \$12,000,000 for a development which will consist of up to 60 beds of assisted living, an expanded senior center, and a respite care facility. A total of \$250,000 from the Housing Trust Fund is available for this project. An amount of \$1,923,747 in Housing Trust Funds remains in the Rogers Glen project and it is proposed that some or all of these funds be transferred to the Lewinsville Expansion project. Permanent financing for the expanded senior center and respite care facilities may take the form of FCRHA Lease Revenue bonds. Other sources of grants and low interest loans will also be sought for the unfunded balance.

PROJECT COST SUMMARIES HOUSING DEVELOPMENT (\$000's)

Project Title/ Project Number	Source of Funds	Authorized or Expended Thru FY 2003	FY 2004	FY 2005	FY 2006	FY 2007	FY 2008	Total FY2004-FY2008	Total FY2009-FY2013	Total Project Estimate
1. Affordable Dwelling Units Acquisition (Countywide) / 003923	U	0		1,000	1,000	1,000		3,000		3,000
2. Affordable Housing Partnership Program / 014116	G	1,000		1,000				1,000		2,000
3. Little River Glen II / 013948	LRB	0	2,500					2,500		
	X	0	5,044					5,044		7,544
4. Little River Glen III	F	0	1,900					1,900		
	U	0	16,100					16,100		18,000
5. Magnet Housing / 014127	HTF	1,031						0		
	F		1,000					1,000		
	X			1,700				1,700		3,731
6. Lewinsville Expansion / 014140	HTF	100	150					150		
	U			6,750				6,750		
	LRB			5,000				5,000		12,000
TOTAL		\$2,131	\$26,694	\$15,450	\$1,000	\$1,000	\$0	\$44,144	\$0	\$46,275

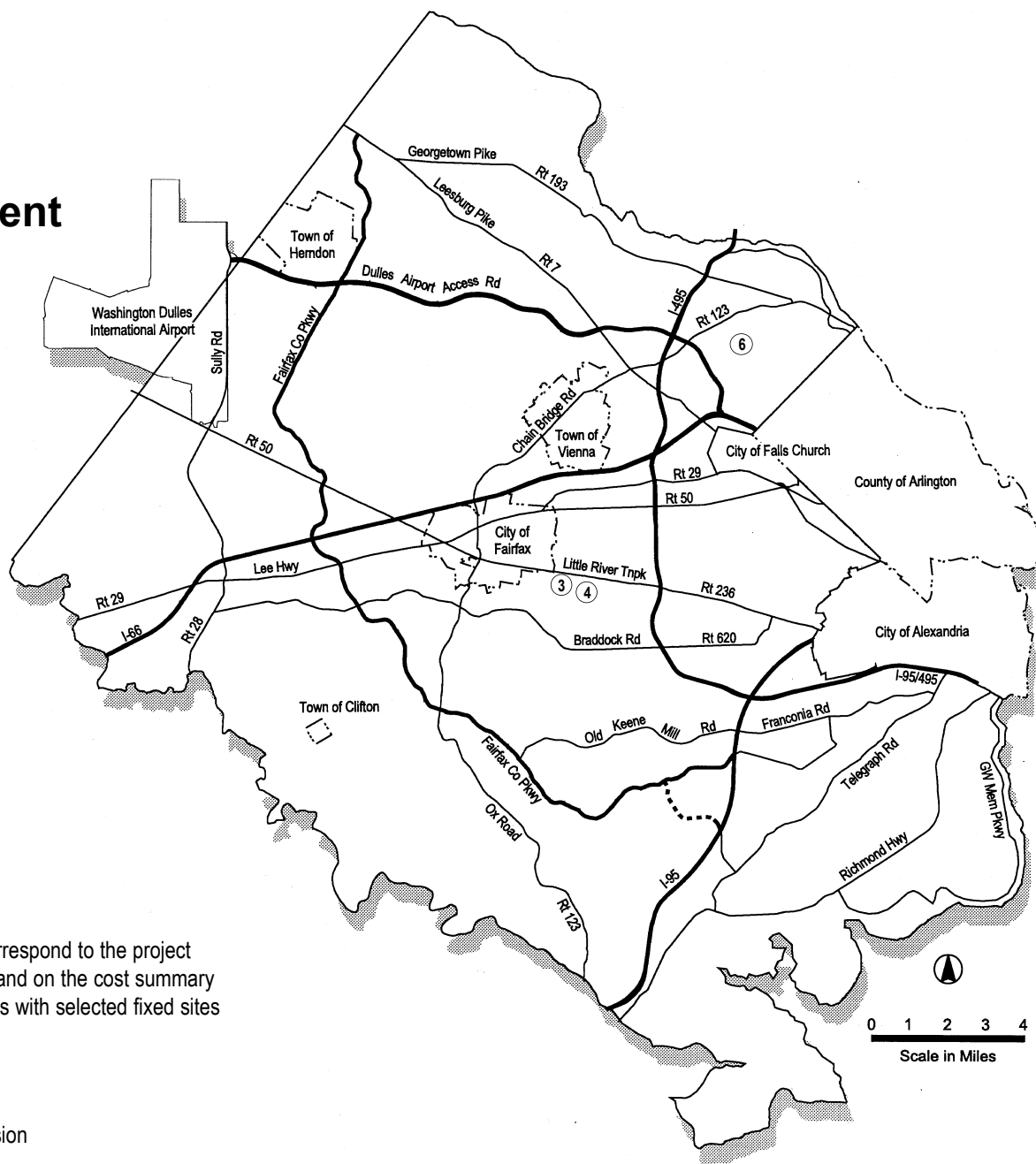
Key: Stage of Development	
	Feasibility Study or Design
	Land Acquisition
	Construction

Notes:
Numbers in bold italics represent funded amounts.

Key: Source of Funds	
B	Bonds
G	General Fund
S	State
F	Federal
X	Other
U	Undetermined
HTF	Housing Trust Fund
LRB	Lease Revenue Bonds

Housing Development

Location of CIP Projects



Note: Map numbers correspond to the project descriptions in the text and on the cost summary tables. Only CIP projects with selected fixed sites are shown on the map.

- 3. Little River Glen II
- 4. Little River Glen III
- 6. Lewinsville Expansion

Revitalization

PROGRAM DESCRIPTION

In 1986, the Board of Supervisors authorized a Commercial Revitalization Program to set the stage to improve the economic health of mature commercial areas of the County by designated three revitalization areas. In 1995, these were joined by the Richmond Highway Corridor revitalization effort. In 1998, as part of the County's continuing revitalization efforts, the Board of Supervisors added three more revitalization areas, bringing the total number of Commercial Revitalization Areas to seven: Annandale, Baileys Crossroads/Seven Corners, Lake Anne, McLean, Merrifield, the Richmond Highway Corridor, and Springfield. Each of the Revitalization Areas is subject to a special planning study and implementation is in different stages for each of the seven areas. The purpose of the studies is to identify actions including capital projects that would support the revitalization of these areas.

Revitalization is one part of an overall County strategy to bring about the economic rejuvenation of older retail and business centers. Specifically, through the targeted efforts of the Revitalization Program, it is hoped that these areas will become more competitive commercially, offer better services and improved shopping opportunities, and become viable candidates for private reinvestment.

LINK TO THE COMPREHENSIVE PLAN

Fairfax County's Comprehensive Plan has established a number of objectives and policies in order to:

- ✓ Establish or expand community reinvestment programs in older commercial areas (and their adjacent neighborhoods) which have experienced or are on the verge of experiencing economic or infrastructure decline.
- ✓ Conserve stable neighborhoods and encourage rehabilitation and other initiatives that will help to revitalize and promote the stability of older neighborhoods.
- ✓ Sustain the economic vitality and quality of life in older commercial centers and adjacent neighborhoods by improving the economic climate and encouraging private and public investment and reinvestment in these areas.
- ✓ Eliminate the negative effects of deteriorating commercial and industrial areas. Revitalization efforts should work in concert with other community programs and infrastructure improvements and strive to foster a sense of place unique to each area, thereby contributing to the social and economic well being of the community and the County.

Source: 2000 Edition of the Comprehensive Plan, as amended

CURRENT PROGRAM INITIATIVES

The last Commercial Revitalization Bond Referendum approved in 1988 included \$22.3 million for commercial revitalization projects in six areas of the County. The designated areas included Annandale, Baileys Crossroads, McLean, Springfield, the Richmond Highway Corridor, and Vienna. The bonds have funded public improvement projects that have been completed, are underway, or are in design. Projects

were determined by the County and communities and include various types of improvements, such as: undergrounding utilities; roadway design and construction; streetscape improvements that consist of new brick sidewalks, street trees and plantings, street furnishings, signage, and bus shelters; and land acquisition. Since 1988, this program has been supported primarily by the bond proceeds. However, additional funding will be required to implement the public improvements projects identified by special studies, and to provide major incentives to private developers such as parcel consolidation and the construction of infrastructure in the seven Revitalization Areas. In addition, a portion of remaining 1988 funding for the Woodley-Nightingale project has been reallocated to partially fund revitalization efforts. A Neighborhood Improvement/Commercial Revitalization Bond Referendum is proposed for fall 2004.

Recent project accomplishments in the revitalization program include the completion of the design of streetscape improvements on a portion of Annandale Center Drive in the Annandale Commercial Revitalization District. The proposed construction will include sidewalks, street trees and plantings, street furnishings, signage, and a bus shelter. Economic and engineering feasibility studies have been completed for the Springfield Town Center and a plan for redevelopment has been completed to encourage and facilitate the future consolidation and redevelopment of land by a private developer.

CURRENT PROJECT DESCRIPTIONS

1. **Route 1 Streetscape.** \$1,642,000 for the design and construction of sidewalks, upgraded street lighting, street furniture and tree plantings along Route 1 between I-495 and the south end of Buckman Road.
2. **Springfield Streetscape.** \$3,192,000 for design and construction of sidewalks, upgraded street lighting, street furniture and tree plantings for streets in the Springfield Central Business District.
3. **Annandale Streetscape.** \$6,902,000 for the design and construction of sidewalks, upgraded street lighting, street furniture and tree planting in the Annandale Central Business District.
4. **Baileys Crossroads Streetscape.** \$6,080,000 for the design and construction of sidewalks, upgraded street lighting, street furniture, and tree planting along Columbia Pike from Carlin Springs Road to Route 7 and Route 7 from Culmore Court to Columbia Pike.
5. **McLean Streetscape.** \$2,446,000 for streetscape improvements in the public right-of-way within the McLean Central Business District along Chain Bridge Road and Old Dominion.
6. **Annandale Center Drive.** \$200,000 to provide streetscape improvements to Annandale Center Drive between Columbia Pike and John Marr Drive. The streetscape design has been completed and land acquisition is currently underway. The improvements will include brick sidewalks, and upgraded lighting. The new construction will tie into future improvements on John Marr Drive and Columbia Pike. A federal Economic Development Initiative (EDI) Special Project Grant will fund the improvements.
7. **Merrifield Town Center Urban Park.** \$5,200,000 to fund the Fairfax County Park Authority's acquisition and development of new parkland in the Merrifield Town Center. The Park Authority is currently pursuing the purchase of several key parcels for public open space before they are redeveloped by the private sector. Due to the high cost of land in the Merrifield area, the Park Authority will need additional resources to fund the acquisition. In addition to \$2,000,000 of previously approved Park Authority bond funds, other sources of funding have been approved such as the reallocation of \$2,000,000 in funds from the 1988 Bond Referendum on Commercial and Redevelopment Areas.
8. **Kings Crossing Town Center.** \$1,883,000 to facilitate the future consolidation and redevelopment of land by a private developer in the Penn Daw area. A redevelopment plan and marketing materials have been designed for the proposed Kings Crossing Town Center. The FCRHA proposes to offer, as an incentive to a potential developer, a \$1,308,000 reallocation of federal CDBG funds. An amount of \$200,000 was approved in FY 2001 and an additional \$375,000 was approved in FY 2002 from the County General Fund for land acquisition, to develop design guidelines, and to actively market the project to developers. No additional County funds will be required for this project.

9. **Rogers Glen Development II.** \$7,000,000 for the construction of a mixed-use development within the McLean Central Business Center. The project includes 24 units of elderly housing, 8 units of retail, and a public parking garage to be constructed by a private developer. Some or all of the funding for this project is being transferred to the Lewinsville Expansion project. A private developer will provide additional funding for the project and no additional County funds are required.
10. **Feasibility Study for Annandale Multi-Cultural Community Center.** \$90,000 from a federal EDI Special Project Grant will fund predevelopment activities for the proposed multi-cultural center, which is located in the proposed Annandale Town Center. A study will be conducted to determine the feasibility of the center and estimate development costs. Other sources of funding need to be identified to follow-up on the recommendations from the study.

**PROJECT COST SUMMARIES
REVITALIZATION
(\$000's)**

Project Title/ Project Number	Source of Funds	Authorized or Expended Thru FY 2003	FY 2004	FY 2005	FY 2006	FY 2007	FY 2008	Total FY2004-FY2008	Total FY2009-FY2013	Total Project Estimate
1. Route 1 Streetscape / 008914	B	1,122	200	320				520		1,642
2. Springfield Streetscape / 008903	B	1,722	1,000	470				1,470		3,192
3. Annandale Streetscape / 008909	B	3,842	2,000	500	300	260		3,060		6,902
4. Baileys Crossroads Streetscape/ 008911	B	2,910	2,000	650	520			3,170		6,080
5. McLean Streetscape / 008912	B	436	500	500	500	510		2,010		2,446
6. Annandale Center Drive	F	0	200					200		200
7. Merrifield Town Center Urban Park	X B	0	1,200 4,000					1,200 4,000		5,200
8. Kings Crossing Town Center	G F	575	1,308					1,308		1,883
9. Rogers Glen Development II	F HTF X	550 1,924	0 0 4,526					0 0 4,526		7,000
10. Feasibility Study for Annandale Multi-Cultural Community Center	F	0	90					90		90
TOTAL		\$13,081	\$17,024	\$2,440	\$1,320	\$770	\$0	\$21,554	\$0	\$34,635

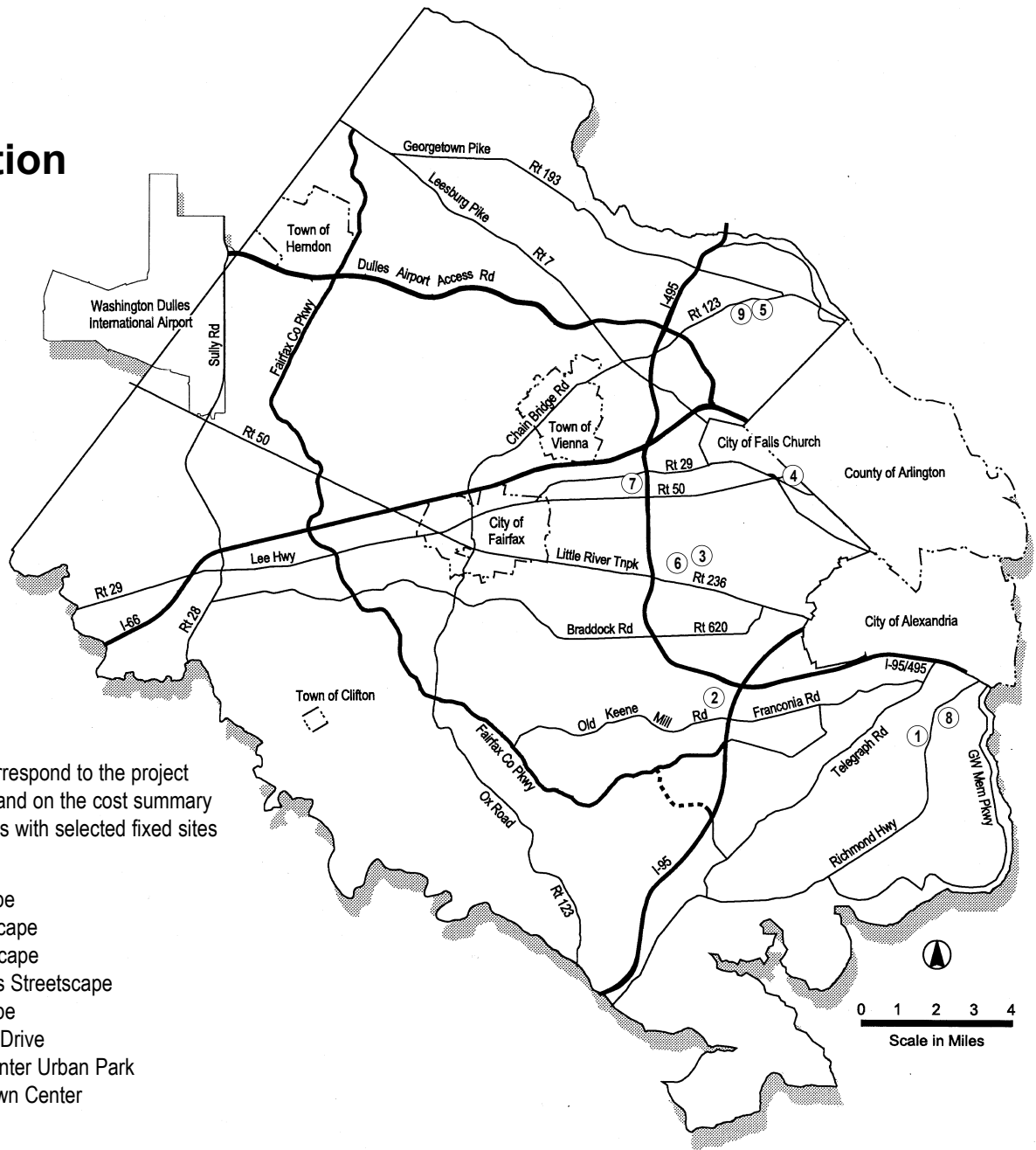
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S	State
F	Federal
X	Other
U	Undetermined

Revitalization

Location of CIP Projects



Note: Map numbers correspond to the project descriptions in the text and on the cost summary tables. Only CIP projects with selected fixed sites are shown on the map.

1. Route 1 Streetscape
2. Springfield Streetscape
3. Annandale Streetscape
4. Baileys Crossroads Streetscape
5. McLean Streetscape
6. Annandale Center Drive
7. Merrifield Town Center Urban Park
8. Kings Crossing Town Center
9. Rogers Glen II

Neighborhood Improvement

PROGRAM DESCRIPTION

The Neighborhood Improvement section consists of three major components: Storm Water Control, Streetlights, and the County Neighborhood Improvement Program.

LINK TO THE COMPREHENSIVE PLAN

Fairfax County's Comprehensive Plan has established a number of objectives and policies in order to:

- ✓ Provide a system of drainage facilities that prevents or minimizes property damage, traffic disruption and stream degradation in an efficient, cost-effective and environmentally sound manner.
- ✓ Strengthen programs to improve older residential areas of the County to enhance the quality of life in these areas.

Source: 2000 Edition of the Comprehensive Plan, as amended

CURRENT PROGRAM INITIATIVES

Storm Water Control

The Storm Water Control program provides facilities to alleviate storm water control deficiencies, which exist throughout the County. It provides for water quality improvements in accordance with the State's Chesapeake Bay Initiatives, Clean Water Act's National Pollutant Discharge Elimination System's Municipal Storm Sewer System (MS4) Stormwater Discharge Permit regulations, and other County policies such as the Water Supply Protection Overlay District. In order to implement the Storm Water Control program, the County follows adopted watershed master plans for storm water control and regional storm water management. However, upgrading these master plans (also referred to as watershed management plans) to reflect the changes in technology, infrastructure, development, and stream dynamics remains a critical necessity.

The Board of Supervisors approved funding for the preparation of a Stream Protection Strategy for the County. The baseline study for this on-going strategy was completed in January 2001. The stream strategies are based upon an assessment of aquatic life and stream channel habitat indicators which consist of stream monitoring and assessment of approximately 125 sites Countywide within 30 watersheds. The baseline study included the collection of benthic macro invertebrate samples, fish sampling and habitat assessment. The results of the field assessment, along with an impervious cover analysis, were used to identify, rank and prioritize those areas that are most in need of attention. Broad management categories and strategies were identified for the restoration and/or preservation of streams Countywide. Staff worked with citizens and volunteer organizations as an integral part of the monitoring program. Coordination with stakeholder organizations is ongoing. Stream monitoring continues for 20 percent to 25 percent of the County on an annual basis as part of the Stream Protection Strategy program.

In January 2002, the Department of Environmental Quality renewed the County's 5-year Municipal Separate Storm Sewer System (MS-4) Permit. This permit requires the implementation of a watershed management program, including development of watershed plans, structural and source controls, storm

water retrofitting, infrastructure management, public education, and chemical/biological monitoring components. In conjunction with this MS-4 permit, development of watershed management plans for 60 percent of the County is currently being initiated, as well as physical stream assessments (the fieldwork for the watershed management plans) for 100 percent of the County.

As a means of implementing the County's storm water control plans, various funding mechanisms have been utilized including General Obligation Bond funding, General Funds and Pro Rata Share Deposits. Some General Obligation Bond funds remain from the 1988 Storm Drainage Bond Referendum. The Uniform Pro Rata Share Program was adopted in 1992 and requires one-time payments from developers of new developments to pay for a portion of the costs of off-site improvements. This system more evenly and equitably spreads the cost of storm water control capital improvements to the total area benefiting from the improvements. However, the funding provided through all of these funding sources only addresses a small portion of the County's storm water control needs. The current backlog of unfunded storm water control project stands at over \$300 million, including approximately 630 identified unfunded storm water Control projects at this time. These projects are prioritized into the following categories:

- Category 1: Projects that are mandated by state or federal regulations for immediate implementation, and projects that address critical/emergency dam safety issues. Many of these projects are in progress; however this category also includes house flooding projects which are implemented as funds become available.
- Category 2: Projects that alleviate structures from damage by flood water or by being undermined by severe erosion.
- Category 3: Projects that achieve storm water quality improvement in specific conformance with the County's obligation under the Chesapeake Bay initiatives and/or the County's requirements under the MS4 Permit for storm sewer system discharges.
- Category 4: Projects that alleviate severe stream bank and channel erosion.
- Category 5: Projects that alleviate moderate and minor stream bank and channel erosion.
- Category 6: Projects that alleviate yard flooding.
- Category 7: Projects that alleviate road flooding.

As the Watershed Management Plans are completed throughout the County, the Stormwater Control Projects in all seven categories will be updated. As that occurs, revised funding requirements for the entire program will be developed.

The storm water control policy contains a provision that allows flexibility to select projects for funding not based on priority order but based on opportunities for the County to save substantial funds during implementation. These situations arise when developers proffer to contribute to the storm water control program by providing funding, land rights, design, and/or construction for specific projects. In addition, the County participates in cost sharing with VDOT, developers, and other agencies for the joint implementation of storm water control projects. In limited situations, projects will be selected for partial County funding based on opportunities to participate with others who volunteer to contribute or participate by providing funding, land, design, or construction for a particular project.

Streetlights

The County Streetlight Program responds to the desires of citizens for additional community lighting in the interest of promoting the Crime Deterrence and Hazardous Intersection programs. New streetlights are installed at the County's expense based on citizens' requests and at the developer's expense in new developments. The costs of this program are primarily to fund the installation of streetlights and are supported by the General Fund.

Neighborhood Improvement Program

Many neighborhoods in Fairfax County which were built before subdivision control ordinances were enacted, lack such public facilities as sidewalks, curbs, gutters and storm sewers. As a result, some of these neighborhoods have roads that are too narrow to accommodate today's traffic. They lack sidewalks for safe access to schools and shopping and they experience flooding in streets, yards and homes. These conditions contribute to the deterioration of neighborhoods and the decline of property values. In an effort to remedy this situation, the Board of Supervisors established the cooperative Neighborhood Improvement Program. This program is funded through General Obligation Bonds and homeowners' contributions. Bond funds still remain from the last bond referendum for neighborhood improvements in

1989. The final neighborhood in the current program is now under construction. A Neighborhood Improvement/Commercial Revitalization Bond Referendum is proposed for fall 2004.




CURRENT PROJECT DESCRIPTIONS

1. **Dam Inspections, Improvement and Repairs.** This project is a continuing Countywide project to ensure ongoing integrity, stability and safety of the County owned and maintained dams. This project funds state mandated recertification inspections, improvements and necessary dam repairs. The six public law 83-566 dams are eligible for federal cost sharing funds at the rate of 65 percent. The local 35 percent can be in-kind costs for the value of the land rights, project administration and other planning and implementation costs associated with the project.
2. **Emergency Watershed Improvements.** This project is a continuing Countywide project to correct small scale emergency drainage and flooding problems that occur throughout the fiscal year. These projects often serve as an avoidance mechanism for costly legal action on the part of the flooded homeowner.
3. **Kingstowne Environmental Monitoring.** This project supports the Kingstowne Environmental Monitoring program, which was established by the Board of Supervisors in June 1985 and is intended to continue until completion of the Kingstowne Development. In FY 2002, the program was expanded to include the water quality monitoring requirements required by the U.S. Army Corps of Engineers for the development of the South Van Dorn Street extension.
4. **Virginia Pollutant Discharge Elimination System Municipal Separate Storm Sewer System (MS-4).** This is an on-going Countywide program to provide for the activities associated with the Virginia Pollutant Discharge Elimination System (VPDES) Municipal Separate Storm Sewer System (MS4) discharge permit, which is required as part of the Clean Water Act amendments of 1987, and mandates implementation of a water quality management program. The MS4 discharge permit is considered a renewal of the National Pollutant Discharge Elimination System (NPDES) permit, and will last for five years. Permit renewal requirements include: water quality testing, watershed master planning, improvement programs, and development of the GIS-based storm sewer system inventory.
5. **Perennial Stream Mapping.** This program was established to map all perennial streams in Fairfax County, complete a new GIS stream data layer, develop new maps and provide an amendment to the County's Chesapeake Bay Preservation Ordinance for the Board of Supervisors' approval. This project is in response to the Board of Supervisors' action to a resolution by the Environmental Quality Advisory Committee. Activities associated with this project will protect water quality and provide field data on the physical and biological conditions of the County's headwater streams that will be integrated into future watershed management plans.
6. **Indian Springs II Storm Drainage.** \$930,000 for the installation of approximately 2,800 linear feet of storm sewer structures to alleviate flooding and erosion problems in the Clearfield Subdivision. This project is supported by the 1988 Storm Drainage Bond Referendum.
7. **Long Branch Storm Drainage.** \$1,195,000 for the installation of approximately 1,200 linear feet of streambank protection to resolve serious erosion along Long Branch at Four Mile Run. This project is supported by the 1988 Storm Drainage Bond Referendum.
8. **Holmes Run Phase II Storm Drainage.** \$270,000 for the installation of approximately 600 linear feet of streambank stabilization to resolve severe erosion. This project is supported by the 1988 Storm Drainage Bond Referendum.
9. **Hayfield Farms Storm Drainage.** \$840,000 for the construction of flood proofing and storm drainage improvements to alleviate house flooding of several homes within Hayfields Subdivision. This project is supported by the 1988 Storm Drainage Bond Referendum.
10. **Structural Protection.** This project provides funding for storm drainage house flooding projects identified as of March 2002. As projects are scoped and their viability assessed, implementation begins. This project is supported by the 1988 Storm Drainage Bond Referendum.

11. **Developer Defaults.** The Developer Default project is a continuing program for the purpose of completing private development projects on which developers have defaulted. This program is supported by developer bonds and the General Fund.
12. **Citizen's Petition Streetlights Program.** This is a program for the installation of streetlights in established neighborhoods via a citizen petition process. The County assumes the subsequent payments to the electric utility company for the operation and maintenance costs.
13. **Secondary Monumentation.** This is a continuing project to support the maintenance and establishment of control points for the GIS system. Monumentation is placed on the ground for the use of both the private and public sector for surveying and mapping control.
14. **Brookland Bush Hill II.** \$2,260,000 for 6,130 linear feet of street improvements including curb and gutter and storm drainage appurtenances to Piedmont Drive, Pratt Street, Pratt Court, a portion of Ambler Street, and Saratoga Street. This project is supported by the 1989 Neighborhood Improvement Bond Referendum.
15. **Mount Vernon Manor.** \$3,535,000 for approximately 5,100 linear feet of street improvements including curb and gutter, sidewalk, and storm drainage appurtenances to Lea Lane, Oak Leaf Drive, and McNair Drive. This project is supported by the 1989 Neighborhood Improvement Bond Referendum.
16. **Fairdale.** \$1,890,000 for street and drainage improvements to Pine Drive and Sipes Lane. This project is supported by the 1989 Neighborhood Improvement Bond Referendum.
17. **Ballou.** \$960,000 for approximately 2,010 linear feet of street improvements including curb and gutter, sidewalks, and storm drainage appurtenances to First Place, Station Street, and Ballou Street. This project is supported by the 1989 Neighborhood Improvement Bond Referendum.
18. **Holmes Run Valley.** \$50,000 for street and drainage improvements to the following streets: Rose Lane, Valley Brook Drive, Beechtree Lane, Slade Run Drive and Skyview Terrace. Only \$50,000 for planning funds is authorized at this time. This project is supported by the 1989 Neighborhood Improvement Bond Referendum.
19. **Mount Vernon Hills.** \$50,000 for street and drainage improvements to the following streets: Maryland Street, Vernon Avenue, Braddock Avenue, Sexton Street, Woodward Avenue and Curtis Avenue. Only \$50,000 for planning funds is authorized at this time. This project is supported by the 1989 Neighborhood Improvement Bond Referendum.

**PROJECT COST SUMMARIES
NEIGHBORHOOD IMPROVEMENT
(\$000's)**

Project Title/ Project Number	Source of Funds	Authorized or Expended Thru FY 2003	FY 2004	FY 2005	FY 2006	FY 2007	FY 2008	Total FY2004-FY2008	Total FY2009-FY2013	Total Project Estimate
1. Dam Inspections, Improvement and Repairs / N00096	G	C	100	200	200	200	200	900	2,500	3,400
2. Emergency Watershed Improvements / A00002	G	C	45	95	95	95	95	425	475	900
3. Kingstowne Environmental Monitoring / L00034	G	C	125	125	125	125	125	625	750	1,375
4. Virginia Pollutant Discharge Elimination System Municipal Separate Storm Sewer System (MS-4)/ Z00022	G	C	1,450					1,450		1,450
5. Perennial Stream Mapping / Z00021	G	C	100					100		100
6. Indian Springs II / X00084	B	230	690	10				700		930
7. Long Branch/X00087	B	1,105	90					90		1,195
8. Holmes Run Phase II / X00211	B	170	100					100		270
9. Hayfield Farms / X00093	B	10	650	180				830		840
10. Structural Protection / X00094	B	0	18	1,369	20	18		1,425		1,425
11. Developer Defaults / U00006	G	C	100	100	100	100	100	500		500
12. Citizen's Petition Streetlights Program / Z00001	G	C		1,000	1,000	1,000	1,000	4,000		4,000
13. Secondary Monumentation / U00005	G	C	75	95	95	95	95	455		455
14. Brookland Bush Hill II / C00072	B	2,180	10	70				80		2,260
15. Mount Vernon Manor / C00091	B	3,075	50	410				460		3,535
16. Fairdale / C00093	B	1,520	250	120				370		1,890
17. Ballou / C00096	B	780	10	170				180		960
18. Holmes Run Valley / C00097	B	20	30					30		50
19. Mount Vernon Hills / C00098	B	20	30					30		50
TOTAL		\$9,110	\$3,923	\$3,944	\$1,635	\$1,633	\$1,615	\$12,750	\$3,725	\$25,585

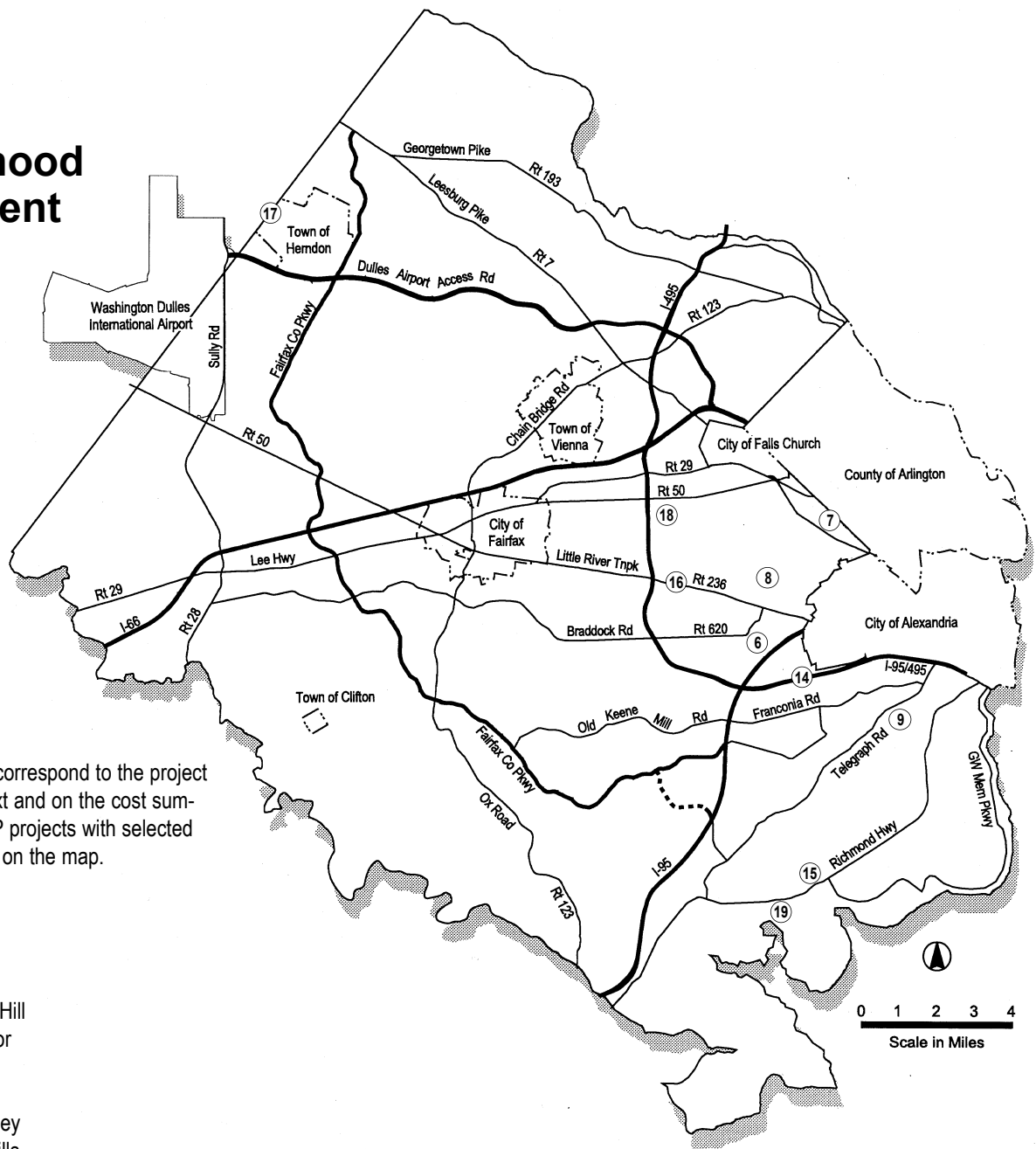
Key: Stage of Development
 Feasibility Study or Design
 Land Acquisition
 Construction

Notes:
Numbers in bold italics represent funded amounts.
A "C" in the Authorized or Expended Column denotes a continuing project.

Key: Source of Funds
B Bonds
G General Fund
S State
F Federal
X Other
U Undetermined

Neighborhood Improvement

Location of CIP Projects



Note: Map numbers correspond to the project descriptions in the text and on the cost summary tables. Only CIP projects with selected fixed sites are shown on the map.

- 6. Indian Springs II
- 7. Long Branch
- 8. Holmes Run II
- 9. Hayfield Farms
- 14. Brookland/Bush Hill
- 15. Mt. Vernon Manor
- 16. Fairdale
- 17. Ballou
- 18. Holmes Run Valley
- 19. Mount Vernon Hills

Community Development

PROGRAM DESCRIPTION

County and federal funding for community development provides continued support for ongoing capital improvement projects in designated Conservation Areas. These projects, which include various types of improvements, such as community centers, recreational areas, handicapped accessibility improvements, storm drainage, road, sidewalk, and street lighting improvements, and housing rehabilitation, are designed to revitalize and preserve low and moderate income neighborhoods as affordable, decent places to live and as a housing resource for the County's low and moderate income population.

LINK TO THE COMPREHENSIVE PLAN

Fairfax County's Comprehensive Plan has established a number of objectives and policies in order to:

- ✓ Provide affordable housing. Projects for the elderly may incorporate both direct services and affordable housing.
- ✓ Co-locate programs for housing, adult day care and senior center activities whenever possible and feasible, in order to provide a maximum number of services to the elderly in one location.
- ✓ Preserve existing affordable housing by improving public facilities, such as roads and storm drainage improvements, and by initiating community development programs.
- ✓ Expand the Wakefield Senior Center at Wakefield Park, James Lee Community Center, Lewinsville Senior Center and Housing Facilities, and Huntington Community Center.

Source: 2000 Edition of the Fairfax County Comprehensive Plan, as amended

CURRENT PROGRAM INITIATIVES

Up to and including FY 1990, this program was supported primarily by Community Development Block Grant (CDBG) funds. However, due to increased demands on those funds and a policy adopted by the Board of Supervisors giving priority to the use of CDBG funds for affordable housing, other funding sources have had to be identified. Funds in the amount of \$6 million were provided through the passage of the 1989 Neighborhood Improvement Bond. In addition, a federal Section 108 loan was approved by the U.S. Department of Housing and Urban Development (HUD) in the amount of \$9.3 million to continue public improvement projects, initiated many years ago, targeted at specific neighborhoods known as conservation areas. As part of this neighborhood improvement program, master plans were prepared to identify necessary public improvements, and those plans are being implemented through annual federal grants, loans, and bond funds.

Neighborhood Plans

Conservation plans have been adopted by the Board of Supervisors for 15 neighborhoods of which 12 are currently designated. In addition, three redevelopment plans and three rehabilitation districts have been approved. The Board has also approved 31 neighborhood plans under the Community Improvement Program. Improvement planning and coordination of these neighborhood projects and other identified target areas are carried out on a continuing basis by the Department of Housing and Community Development (HCD) working with neighborhood residents.

Public improvement projects have been completed, are underway, or are in planning for most of the neighborhoods. These projects include road and storm drainage improvements in the Bailey's, Fairhaven, Gum Springs, James Lee, and Jefferson Manor Conservation Areas. In addition, the James Lee Community Center expansion and renovation project is underway. CDBG funds as well as funds from other sources are also made available in the form of low-interest loans to eligible low and moderate income homeowners for repairs and improvements to their homes located throughout the County.

Recent project accomplishments in the community development program include the completion of the Gum Springs and James Lee neighborhood improvement projects.

Recreation Facilities for Teens and Elderly

The Department of Community and Recreation Services (DCRS) operates several community centers in the County, which provide leisure time activities as well as various programs and services to residents. These centers offer teen and adult clubs, athletic teams, hobby and adult education classes and various activities and programs for senior residents of the County. The centers also provide assistance in organizing clubs, aiding community groups, and providing speakers and/or slide presentations on departmental programs. In some cases, community centers house senior centers, usually at a neighborhood level.

Senior centers are also located in libraries, park facilities, as stand alone facilities, and in former as well as active schools. Depending on the level of services provided, the facilities vary in size from 700 to 22,368 square feet of space. The need for senior centers is determined through an analysis of the size and density of the existing and projected older populations in relationship to geographic accessibility, the location of major travel corridors, and the availability of sites. In 1988, the Board of Supervisors adopted in concept a Senior Center Study which identified future sites for senior centers and adult day health care centers, and specified that services be provided to elderly residents on a neighborhood, community, regional and Countywide basis. The hierarchy of services outlined in the Senior Center Study is as follows:

- ✓ Regional Senior Centers are located on the periphery of residential areas or in commercial/retail areas accessible to nearby communities. The facilities range from 29,000 to 36,000 square feet and serve 220 to 340 participants daily, including collocated day health care services provided by the Department of Health for residents in a seven-mile radius.
- ✓ Community Senior Centers, located in residential areas within a three-mile service area radius, range in size from 10,000 to 15,000 square feet and provide services for 70 to 175 participants daily.
- ✓ Neighborhood Service Centers, located in residential areas with a small, but constant, elderly population which may be geographically isolated from larger centers, require approximately 4,000 square feet of gross floor area and provide services for 30 to 75 participants daily. Senior center projects, which are included in the CIP, are often provided through federal funding and may include elderly housing.

Teen services are also designed to follow the Senior Services Continuum. Both the Senior and Teen Services programs will be housed in the same facilities in order to maximize County resources and provide integrated programming.

CURRENT PROJECT DESCRIPTIONS




1. **Boys' Baseball Field Lighting.** This is a continuing project to fund the installation of boys' baseball field lighting systems at prioritized Fairfax County middle schools and high schools. The school system's Office of Design and Construction Services recommends a standard of 30 foot candles of light in the infield and 20 foot candles of light in the outfield. This effort is being coordinated by the Department of Community and Recreation Services.
2. **Girls' Softball Field Lighting.** This is a continuing project to provide for the installation of lights on Fairfax County Public Schools middle and high school athletic fields used for girls' softball. Staff from the Department of Community and Recreation Services coordinate with community sports groups, the Fairfax County Public Schools and the Fairfax County Park Authority to identify, prioritize, and develop proposed plans for addressing girls' softball field lighting requirements. This effort is being coordinated by the Department of Community and Recreation Services.
3. **Athletic Field Maintenance.** This is a continuing project to maintain park athletic fields, improve playing conditions, and reach safety standards. This project provides for limited upgrade and maintenance of all athletic fields managed by the Park Authority.
4. **Athletic Field Matching Program.** This is a continuing project to continue the matching field improvement program at FCPS middle and elementary school fields which are predominately available for community use. Organizations with requests must provide a 50 percent match in funds, and project funds will be restricted to those improvements that upgrade fields, develop new game fields, or improve player safety. Requests for amenities such as bleachers, bleacher pads, batting cages, fencing, and dugouts are not considered within this program.
5. **Girls Fast Pitch Field Maintenance.** This project provides funding for routine maintenance and improvements to girls' softball fields throughout the County as requested by the Fairfax Athletic Inequities Reform (FAIR). Routine maintenance includes weekly preparation of fields for game play (mowing, raking, side line lining, trash pick-up, dirt replacement) and minor improvements which may include seeding/sodding, infield dirt, and the repair or replacement of fences, irrigation systems, dugout covers and bleachers.
6. **Annual FCPS Field Clean Up and Maintenance.** This project provides for limited annual maintenance services at school facilities. Project work includes the spring cleanup of middle and elementary schools including skinning fields, filling holes, replacing dirt, repairing/replacing fences, and providing some field supplies (bases, lime, portable lights, etc). Additionally, funds are transferred to FCPS for 2 maintenance staff to complete game quality maintenance on girls' softball fields.
7. **Park Maintenance of FCPS Fields.** This is a continuing project to maintain school athletic fields, improve playing conditions, reach safety standards, and increase user satisfaction. The Park Authority provides limited maintenance to all elementary and middle school athletic fields.
8. **Bailey's Road Improvements.** \$7,278,000 to provide road, sidewalk and storm drainage improvements in the Bailey's Conservation Area. The improvements are planned for Phase D (Lewis Lane, Summers Lane, Cheryl Street, and Arnet Street) and Phase E (Poplar Lane and Mary Alice Place). Similar improvements have been made to Hoffman's Lane, Courtland Drive, Moncure Avenue, Lacy Boulevard, Magnolia Lane, Munson Road, Reservoir Heights Avenue, and part of Arnet Street through the federal CDBG program, the County General Fund, and the 1989 Neighborhood Improvement Bond.

9. **Fairhaven Public Improvements.** \$6,733,000 to provide road, sidewalk and storm drainage improvements in the Fairhaven Conservation Area. The improvements are planned for Phase VII (Bellevue Avenue and Bangor Drive). Similar improvements have been made to Fairhaven Avenue, Jamaica Drive, Fort Drive, Rixey Drive, Fort Drive Loop, Park Place, Bangor Drive, Byrd Lane and Massey Court. The improvements were funded through the federal CDBG program, the County General Fund, and the 1989 Neighborhood Improvement Bond.
10. **Gum Springs Public Improvements.** \$8,460,000 to provide road, sidewalk and storm drainage improvements in the Gum Springs Conservation Area. This project has been completed and included road and storm drainage improvements on Fordson Road, Dunbar Street, Douglas Street, Belvedere Drive, Dumas Street, Andrus Road, Seaton Street, and incidental improvements along Holland Road and on Derek Road. The improvements were funded through the federal CDBG program, the County General Fund, and the 1989 Neighborhood Improvement Bond.
11. **James Lee Public Improvements.** \$3,876,000 to provide road, sidewalk and storm drainage improvements in the James Lee Conservation Area. This project has been completed and included road and storm drainage improvements on Costner Drive, Sampson Street, Annandale Road, Tinnens Hill Road, Brice Street, Liberty Avenue, Douglas Avenue, James Lee Street, and Harriett Street. The improvements were funded through the federal CDBG program, the County General Fund, and the 1989 Neighborhood Improvement Bond.
12. **Jefferson Manor Public Improvements.** \$10,760,000 for the provision of road and storm drainage improvements in the Jefferson Manor Conservation Area. Road and storm drainage improvements have been completed on part of Jefferson Drive, Monticello Road, Farmington Drive, Farnsworth Drive, and are being planned on Fort Drive, Edgehill Drive, Edgehill Court, Albemarle Drive, Williamsburg Road and Fairhaven Avenue. The design of all four phases of road and storm drainage improvements in the Jefferson Manor Conservation Area has been substantially completed, as has the construction of Phases I and II-A.
13. **James Lee Community Center.** \$12,100,000 to acquire land, to restore the original James Lee Elementary School, to renovate the existing community center, and to construct approximately 23,000 square feet of new construction. The renovated school will provide space for the Park Authority's Archaeology Services division and allow for expansion of existing programs operated by the Northern Virginia Literacy Council. The new James Lee Community Center will provide for the expansion of existing social and recreation programs operated by Community and Recreation Services. The proposed program includes a new senior center, teen center, day care center, fitness center, arts and crafts area, community theater, multipurpose recreational complex, commercial kitchen, administrative offices, and storage space. In addition, site improvements will be provided, including additional parking, landscaping, exterior lighting, road frontage improvements along School Lane, renovation of the athletic fields, tennis courts, multipurpose court, and tot lot.
14. **Herndon Senior Center.** \$9,300,000 for land acquisition and construction of a new two-story facility with approximately 23,000 square feet of programmable floor space. Community and Recreation Services will operate the Senior Center. The proposed program includes several multipurpose rooms, meeting rooms, lounges, game rooms, storage rooms, administrative offices, computer room, library, an arts and crafts room, dining room, and a commercial kitchen. In addition, site improvements will be provided, including a courtyard, parking, landscaping, exterior lighting, and road frontage improvements along Grace Street. This project is supported by lease revenue bonds.
15. **Southgate Neighborhood Community Center.** \$2,500,000 to construct a new facility to replace an existing swimming pool and community room in Reston. The new facility will consist of an approximately 7,500 square foot building to provide community programs and activities. Community and Recreation Services will operate the community center. The proposed program will include a large multi-purpose room, multi-purpose class/meeting rooms, a warming kitchen, administrative office space, and support spaces. In addition, site improvements will include landscaping, lighting and pavement improvements.

16. **McLean Community Center Site Evaluation Study.** \$25,000 for a site evaluation study to determine alternatives for future expansion based on site constraints and environmental issues.
17. **Reston Community Center Theatre Study.** \$65,000 for a feasibility study to evaluate the upgrading of the South Lakes High School theatre to a community level theatre. This project is being considered in conjunction with the Fairfax County Public Schools.
18. **Land Acquisition Reserve.** This project provides for the acquisition of land or open space preservation for future County facilities and capital projects.

**PROJECT COST SUMMARIES
COMMUNITY DEVELOPMENT
(\$000's)**

Project Title/ Project Number	Source of Funds	Authorized or Expended Thru FY 2003	FY 2004	FY 2005	FY 2006	FY 2007	FY 2008	Total FY2004-FY2008	Total FY2009-FY2013	Total Project Estimate
1. Boys' Baseball Field Lighting / 004999	G	C	100	100	100	100	100	500	500	1,000
2. Girls' Softball Field Lighting / 005000	G	C	100	100	100	100	100	500	500	1,000
3. Athletic Field Maintenance / 005009	G, X	C	2,023	2,023	2,023	2,023	2,023	10,115	10,115	20,230
4. Athletic Field Matching Program / 005004	G	C		300	300	300	300	1,200	1,500	3,900
5. Girls Fast Pitch Field Maintenance / 005001	G	C	100	100	100	100	100	500	500	1,400
6. Annual FCPS Field Clean Up and Maintenance / 005010	G	C	160	160	160	160	160	800	800	2,240
7. Park Maintenance of FCPS Fields / 005006	G	C	540	540	540	540	540	2,700	2,700	7,560
8. Baileys Road Improvements / 003846	G, B, F	4,817	1,126					1,126	1,335	7,278
9. Fairhaven Public Improvements / 003848	G, B, F	5,458	1,275					1,275		6,733
10. Gum Springs Public Improvements / 003905	G, B, F	8,460						0		8,460
11. James Lee Public Improvements / 003910	G, B, F	3,876						0		3,876
12. Jefferson Manor Public Improvements / 013918	B, F	4,800	200	1,268				1,468	4,492	10,760
13. James Lee Community Center / 003907	G, B, X	6,300	5,800					5,800		12,100
14. Herndon Senior Center / 014050	F, B, X	900	7,400	1,000				8,400		9,300
15. Southgate Neighborhood Community Center / 014130	F, X	0	1,500	1,000				2,500		2,500
16. Mclean Community Center Study	X	25						0		25
17. Reston Community Center Study	X	65						0		65
18. Land Acquisition Reserve / 009400	G	C						0		0
TOTAL		\$34,701	\$20,324	\$6,591	\$3,323	\$3,323	\$3,323	\$36,884	22,442	\$94,027

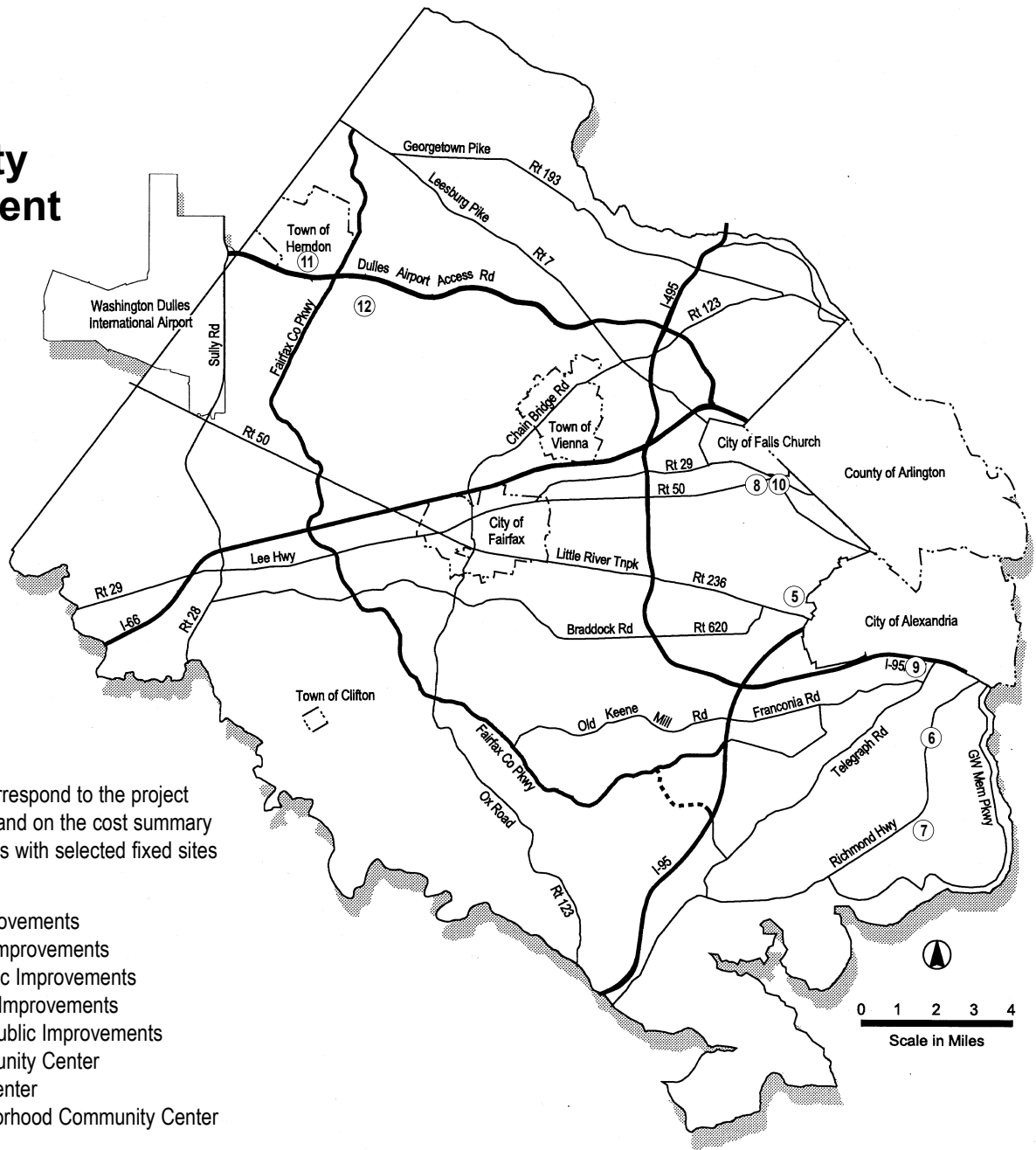
Key: Stage of Development
 Feasibility Study or Design
 Land Acquisition
 Construction

Notes:
Numbers in bold italics represent funded amounts.
A "C" in the Authorized or Expended Column denotes a continuing project.

Key: Source of Funds
B Bonds
G General Fund
S State
F Federal
X Other
U Undetermined

Community Development

Location of CIP Projects



Note: Map numbers correspond to the project descriptions in the text and on the cost summary tables. Only CIP projects with selected fixed sites are shown on the map.

5. Baileys Road Improvements
6. Fairhaven Public Improvements
7. Gum Springs Public Improvements
8. James Lee Public Improvements
9. Jefferson Manor Public Improvements
10. James Lee Community Center
11. Herndon Senior Center
12. Southgate Neighborhood Community Center